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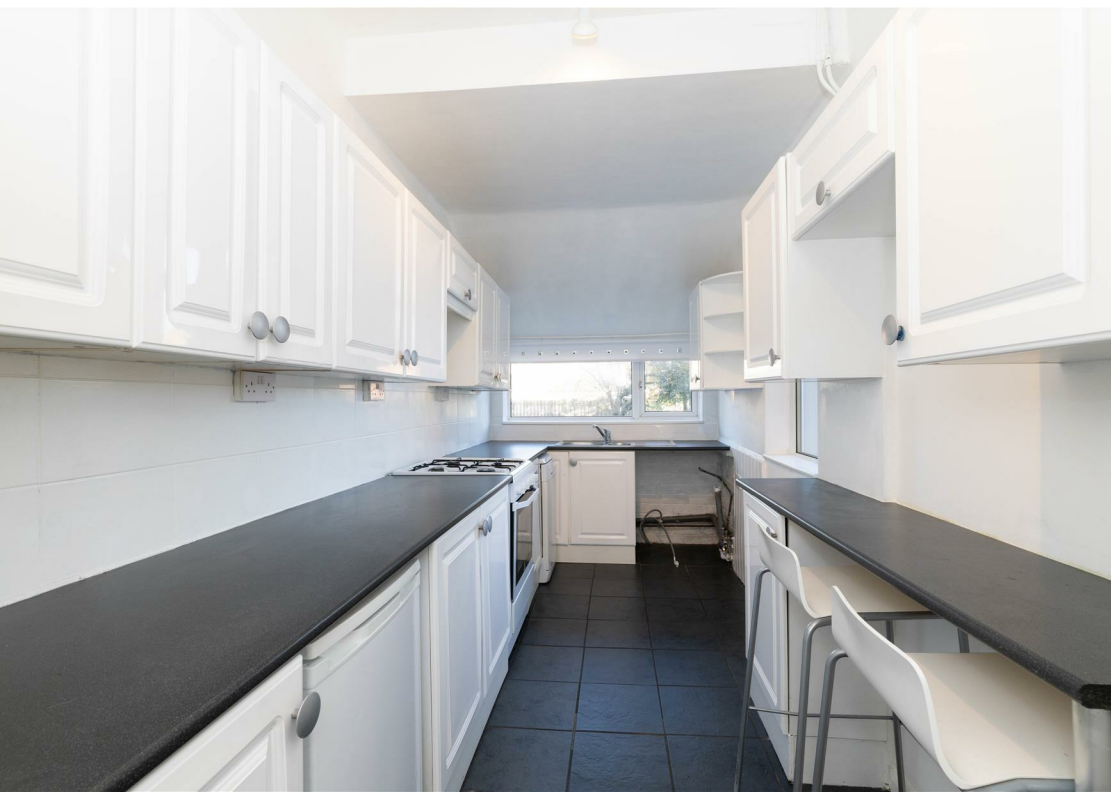


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- **Four Bedroom Home**
- **Two Reception Rooms**
- **Multi Car Parking**
- **Viewing Recommended**
- **Video Tour Available**
- **Spacious Accommodation**
- **Two Bathrooms**
- **Council Tax Band *A***
- **Call For More Information**
- **Available NOW**





**** Video Tour on our YouTube Channel | <https://youtu.be/tqbzsdquMXE> ****

Jan Forster Estates welcome to the market this well presented, four-bedroom family home on The Villas in North Gosforth. Available Now and offered unfurnished, this property really does have to be viewed to be appreciated.

The area benefits from a real sense of community and a wealth of local amenities including schools, shops, and public transport links, with further amenities offered within Gosforth and Newcastle city centre.

Internally the property briefly comprises to the ground floor: - entrance hall, two spacious reception rooms, both with a bay window and a modern, fitted kitchen with a range of wall and floor units along with complementing work surfaces and a breakfast bar. Off the landing to the first floor there are four good sized bedrooms, the main with an en suite and there is a family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front and a long driveway offering off street parking for multiple vehicles leading to the garage. To the rear there is a garden with patio area lawn and mature borders, a great space for relaxing or entertaining.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

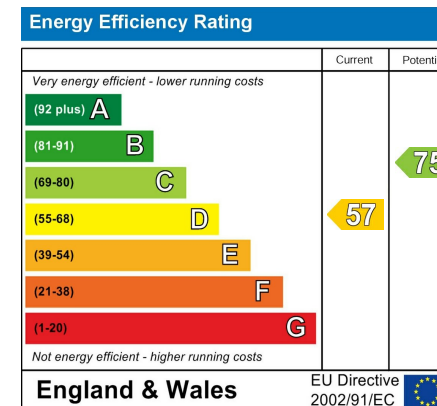
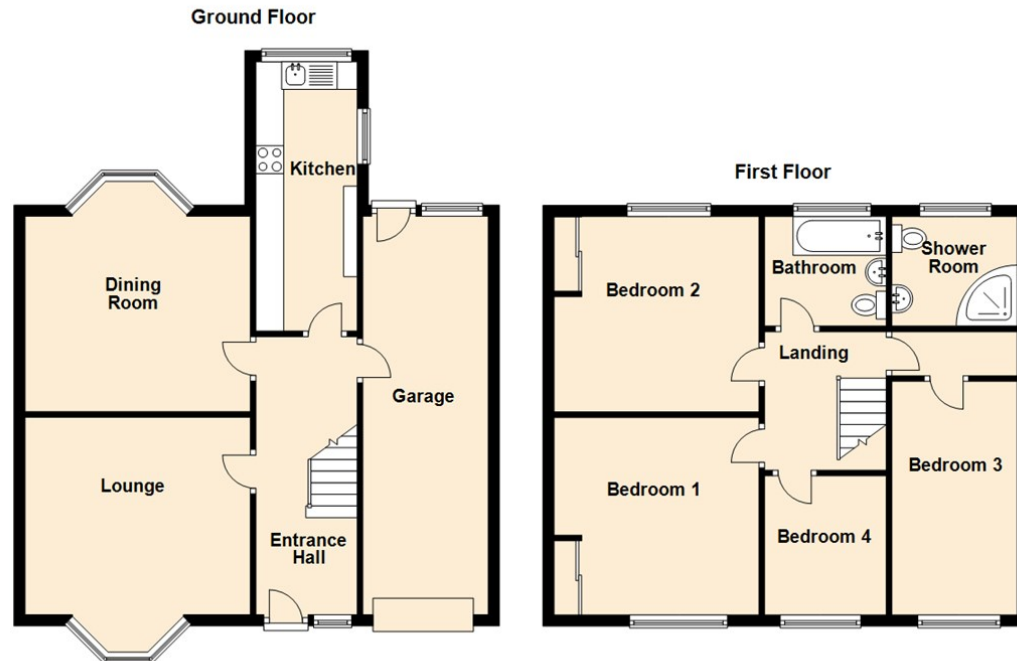
Council Tax band *C*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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